



DESCRIPTION:

Blake & Thickbroom are pleased to be offering this ideal first time buy or investment opportunity situated on the outskirts of Clacton's town centre. This purpose built ground floor flat is being offered for sale with no onward chain and we believe it is competitively priced to facilitate a quick sale.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Pier Avenue. Proceed straight across roundabout into Old Road. Take the second turning on the left into Key Road. At the end of Key Road, turn right into Warwick Road. Proceed to the end of Warwick Road, turn right onto the Empire Court development and the block will be on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* BEDROOM 9'8 x 9'6 *

* LOUNGE 13' x 10'1 *

* KITCHEN 10'1 *

* SHOWER ROOM *

* DOUBLE GLAZING * ELECTRIC HEATING (not tested) *

* PURPOSE BUILT *

* POTENTIAL RENTAL INCOME CIRCA £10,000 PER ANNUM *

* NO ONWARD CHAIN * SOLE AGENTS *

* VIDEO TOUR AVAILABLE *

COMMUNAL ENTRANCE:

Communal entrance door to communal hallway and stairflight, wooden entrance door to flat.

ENTRANCE HALL:

Vinyl tiled flooring. Built in airing cupboard. Doors to lounge, bedroom and shower room.

LOUNGE: 13'0 (3.96m) x 10'1 (3.07m)

Wall mounted storage heater (not tested). Vinyl tiled flooring. Double glazed window to front, arch to:

KITCHEN: 10'1 (3.07m) x 4'9 (1.45m)

Fitted with a range of laminated units comprising of laminated rolled edge work surfaces with inset single drainer sink unit, range of eye level cupboards. Vinyl tiled flooring.

BEDROOM ONE: 9'8 (2.95m) x 9'6 (2.90m)

Wall mounted electric panel heater (not tested). Vinyl tiled flooring. Double glazed window to front.

SHOWER ROOM:

White suite comprising of shower cubicle, pedestal wash basin, low level WC. Partially tiled walls, vinyl tiled flooring.

OUTSIDE:

Communal parking can be found to the front of the property.

AGENTS NOTES:

Material information for this property.

Tenure: Leasehold. There is a balance of a 125 year lease granted as of 29th September 1989.

Council Tax Band: A.

EPC Rating TBC.

Services connected.

Electricity - Yes.

Gas - No.

Water - Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Unknown due to the property being vacant.

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - Yes. We have been advised by the sellers the following charges are: Services charges are approximately £1,600 per annum. Ground rent £100 per annum. These figures are to be confirmed and could change.

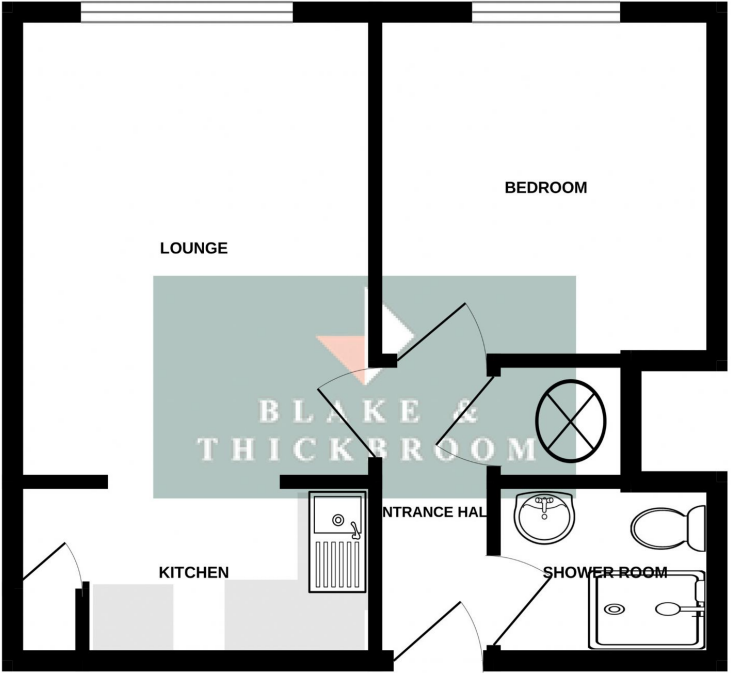
Non standard property features to note - None.



BLAKE &
THICKBROOM



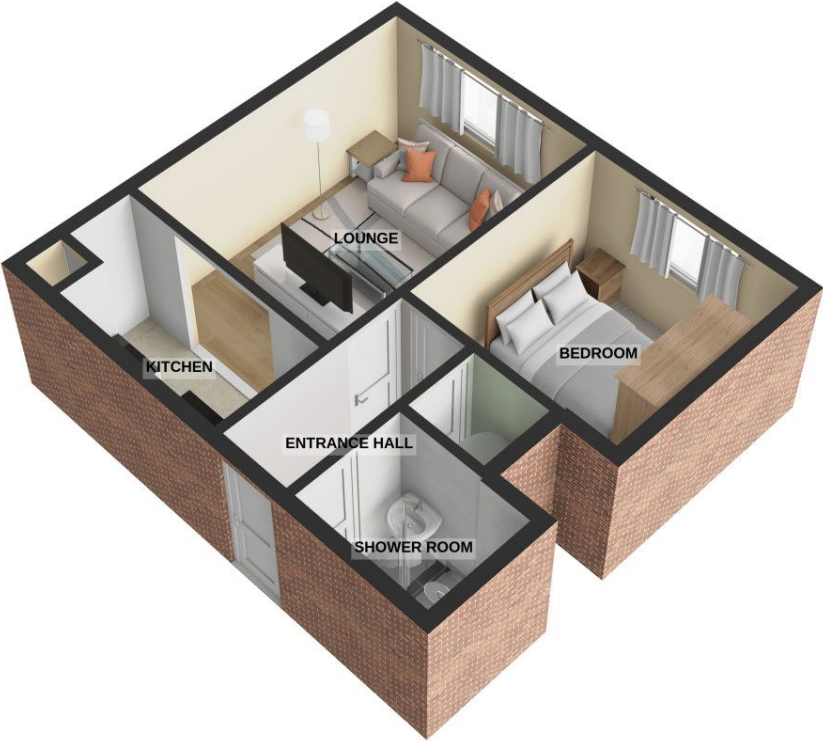
GROUND FLOOR



EMPIRE COURT, CLACTON-ON-SEA, ESSEX, CO15 3DL

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
32.3 sq.m. (347 sq.ft.) approx.



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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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